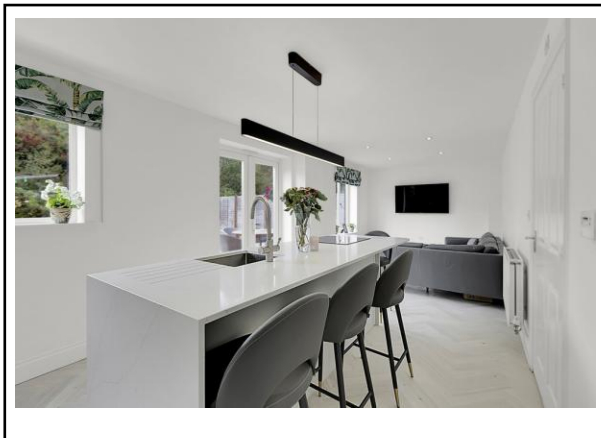
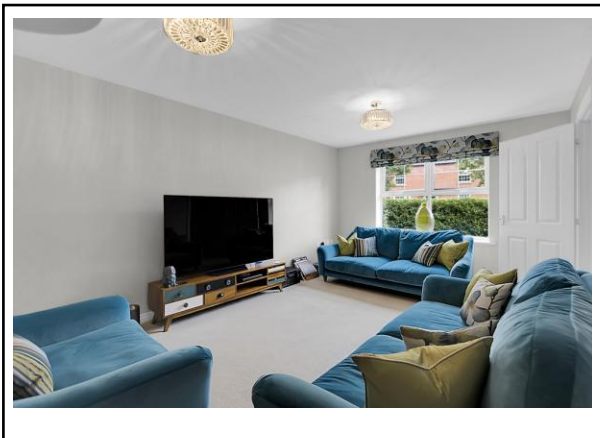




7 Western Way, Winnington, Northwich, Cheshire, CW8 4YJ

£430,000

Nestled in the charming community of Winnington Village, this beautifully 4 bedroom detached home offers both comfort and privacy, making it an ideal family home. The rear of the property isn't overlooked, providing a serene living environment surrounded by lush greenery and well-maintained gardens. Upon entering, you are greeted by a spacious hallway that leads to a bright and airy contemporary kitchen and family area featuring high quality appliances, and a stylish island with breakfast bar, making it perfect for family gatherings and entertaining guests. The lounge to the front is perfect for relaxing at the end of the day. The four generously sized bedrooms, each designed with comfort in mind. Two of the bedrooms feature en-suite bathrooms and the family bathroom completes the accommodation. Externally you will find the driveway, garage and enclosed rear garden.

Accommodation

ENTRANCE HALL

A bright and inviting entrance hall, with stairs rising to the first floor, wall mounted radiator, feature Kardean flooring, doors to the lounge, guest WC and kitchen/family area.

LOUNGE 10' 11" x 18' 3" (3.33m x 5.57m)

A light and airy lounge with a double glazed window to the front elevation and wall mounted radiator.

KITCHEN AND FAMILY ROOM 26' 7" x 9' 9" (8.11m x 2.99m)

A fantastic room for entertaining. With double glazed windows to the rear elevation and double glazed French doors which lead to the garden. The stunning kitchen area has been cleverly designed with a feature centre island and breakfast bar, quartz worksurface, integrated oven, hob, washing machine, dishwasher, fridge with freezer compartment. Hot water tap, filtered cold water tap. Herringbone Karndean flooring, wall mounted radiator, inset spot lighting.

GUEST WC

Fitted with a low level WC, hand wash basin and wall mounted radiator.

LANDING

With a cupboard providing storage and a cupboard housing the water tank, loft access and doors lead to the bedrooms and family bathroom.

BEDROOM ONE 15' 10" x 12' 10" (4.83m x 3.92 maxm)

With a double glazed window to the front elevation, wall mounted radiator, wardrobes providing hanging and storage space and door leads to the en-suite.

ENSUITE

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower. Part tiled walls and flooring, wall mounted radiator.

BEDROOM TWO 8' 10" x 13' 7" (2.70 max m x 4.15 maxm)

With double glazed windows to the front elevation, wall mounted radiator a door leads to the en-suite.

ENSUITE

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, tiled walls and floor, wall mounted radiator.

BEDROOM THREE 10' 10" x 8' 5" (3.32m x 2.57m)

With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM FOUR 10' 4" x 9' 1" (3.17m x 2.79m)

With a double glazed window to the rear elevation and wall mounted radiator.

FAMILY BATHROOM

With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath. Part tiled floors and walls, wall mounted radiator and extraction.

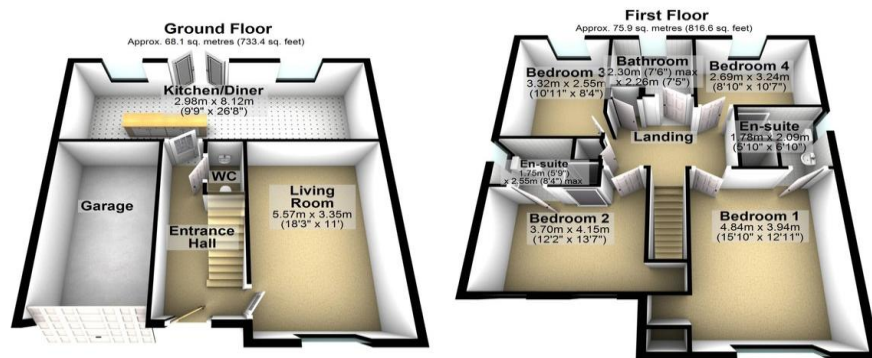
EXTERNALLY

To the front is a driveway providing off road parking and leads to the garage. Side access to the rear garden. The rear garden is larger than average and is mainly laid to lawn, with well established borders and with a feature patio area.

GARAGE

With an up and over door, power and lighting.





Total area: approx. 144.0 sq. metres (1550.0 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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